

AGENDA TITLE Presentation of Lodi Campus Master Plan by San Joaquin Delta College and

Consider Negotiation of a Development Agreement

MEETING DATE: June 6,2007

PREPARED BY: City Manager

RECOMMENDED ACTION: Receive a presentation of the Lodi Campus Master Plan

from San Joaquin Delta College and designate two members of the Council to assist the City Manager with negotiation of

a Development Agreement.

BACKGROUND INFORMATION: On February 22, 2005, San Joaquin Delta College hosted a meetina to announce its plans to search for a campus site

in the-Lodi-Galt area: On June 7,2005, the City

Council received its first presentation from San Joaquin Delta College with regard to the development of a new Lodi-Galt campus. The college district has earmarked approximately \$16 million from the 2003 \$250 million Measure "L" bond to develop a facility to serve the needs of the Lodi-Galt-Foothill area. The City Council, by consensus, endorsed the development of a campus in Lodi. On March 8, 2006, the Delta College Board of Trustees announced its intentions to seek the development of a new campus on Highway 12/Victor Road in Lodi. On April 4, 2006, the City Council received a second presentation on the services, programs, and curriculum proposed for the new Lodi campus.

Now, to bring the Council up to date on the development of the new Lodi campus, Maria Elena Serna, President of the Board and Dr. Raul Rodriguez, Superintendent/President will make a presentation on the current status of the proposed Master Plan development.

After the presentation, it is recommended that the Council consider appointing two members of the Council to work with the City Manager in the negotiation of a Development Agreement between the City and Delta College. A Development Agreement is a contract that can guide development and provide a level of assurance and certainty to the college district. It is anticipated that it will take approximately one year to complete the planning and approval process.

FISCAL IMPACT: The direct fiscal impacts related to receiving the presentation and a possible Development Agreement are unknown at this time. However, it has been calculated that a fully developed campus with 7,500 full time equivalent students will add 400 new jobs to the local economy, and although difficult to quantify, workforce productivity is expected to increase with greater access to a community college.

FUNDING: Not applicable

Blair King-City Manager

cc: Dr. Raul Rodriguez, President, San Joaquin Delta College Maria Elena Serna, President, Delta College Board of Trustees

APPROVED: Blair King, City Manager



San Joaquin Delta College

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June 8,2007

Hon. Bob Johnson Mayor Lodi City Council c/o City Clerk's Office P.O. Box 3006 Lodi, CA 95241-1910

Dear Bob,

Thankyou for the invitation to appear before Lodi's City Council this past Wednesday evening. It was a pleasure to be able to present our plans for Delta's Lodi site, as this has been percolating for some time and it is now finally to the point where we can begin to roll out a unified vision for the project.

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CITY CLERK CITY OF LODI

There were a few questions that arose during the meeting, which I am addressing via the accompanying attachments:

- A CD-ROM containing the presentation, as it was given on Wednesday evening
- A brief memo on the inflationary assumptions that have gone into planning for the Measure L Bond Program
- A composite listing of Lodi area residents, officials, and businesses, and organizations that have been engaged in the process of developing our plans

Also, for your record, the following were in attendance **from** Delta at the Wednesday Council Meeting:

Maria Elena Sema, President, Board of Trustees
Dr. Raul Rodriguez, Superintendent and President
Dr. Della Condon, Assistant Superintendent and VP of Instruction
Andy Dunn, VP of Business Services
Maria Baker, Director of Facilities Planning and Operation
Bob Bush, Measure L Bond Program Manager
Ed Heffeman, Measure L Administration and Finance Manager
Tim Haley, Master Planner for Lodi Site Project

Office of the President

Carlene Nolan Peterson, Deputy Master Planner for Lodi Site Project

Please let me know if there is anything else that you might need in this regard. We look forward to launching fully into this exciting project in partnership with you and the citizens of the City of Lodi.

Sincerely,

Dr. Raul Rodriguez Superintendent and President

cc: Maria Elena Serna

Delta College Lodi Site Community Outreach

Delta College began reaching out to the Lodi community regarding its North County plans, early 2005, in a meeting held at the Elks Lodge in Woodbridge. This meeting was publicized in the Lodi News-Sentinel and was attended by some two dozen area residents, including Lodi City Councilman Hansen. At the time, Delta was in the earliest stages of searching for a suitable site for its new North County home and Councilman Hansen took the occasion to make an impassioned plea for locating in or near the City of Lodi.

The very first impressions from Lodi residents were garnered in this meeting. The themes of "viticulture, enology, hospitality, and culinary arts" first registered here and these themes have continued to capture the attention and interest of virtually all venues where the project has been discussed since that initial meeting. Representing Delta at this meeting were Trustee Serna, Superintendent Rodriguez, Assistant Superintendent Condon, VP Dunn, and Measure L Manager Bush.

Shortly thereafter, the City formed a Delta College Task Force, which has been very helpful in further orienting the project to the needs and interests of the community. At one time or another since then, the College's Trustees, Administration, Staff, and consultants have engaged with hundreds of area residents, businesses, organizations, City leadership and staff to obtain input into the planning process for this project. Below is a partial listing of persons and organizations that have been a part of this exchange, leading up to the plan that was formally unveiled before the Lodi City Council on Wednesday, June 6,2007:

Lodi-Delta College Task Force
Joe Harrington, Lodi Memorial Hospital, CEO
Pat Patrick, Chamber of Commerce, President/CEO
Bill Huyett, Lodi Unified School District (LUSD), Superintendent of Schools
Dell Gillespie, San Joaquin Valley Land Company
Mark Chandler, Lodi Woodridge Winegrape Commission, Executive Director

City of Lodi
Blair King, City Manager
George Morrow, Electric Utility Director City Parks
Jim Krueger, Deputy City Manager
Kirk Evans, Budget Manager
Nancy Martinez, Library Services Director
Pat Patrick, Chamber of Commerce, President/CEO
Randy Hatch, Community Development
Tom Sanchez, Waste Management, Regional Manager

City Council Members
Bob Johnson
Joanne Mounce
John Beckman
Larry Hanson
Phil Katzakian

Fire / Police / Sheriff Mike Pretz, Lodi Fire Dept. Fire Chief Jerry Adams, Lodi Police, Chief of Police Steve Moore. SJC Sheriffs Office, Sheriff Coroner, Public Administrator

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Delta College Lodi Site Community Outreach

Lower Mokelumne Stewardship Committee

Kathy Grant Chris Storm

Lodi Woodbridge Winegrape Commission

Mark Chandler, Executive Director Tony Fuso, Board Member Clifford Ohmart, PhD

LUSD

Bill Huyett, Lodi Unified School District (LUSD) Superintendent of Schools Gary Yokum. Lodi Unified School District Dr. Odie Douglas, LUSD, Associate Superintendent Bill Atterberry, LUSD, Principal, Lodi High School Eric Sandstrom, LUSD, Principal, Tokay High School Robert Rivas, LUSD, Principal, Liberty High School Steve Colwell, LUSD, Director of Vocational Education LUSD School Board Members Ken Davis, President Richard Jones, Vice President Harvey Bills Bonnie Cassel Peter Johnson Jeff Thompson Calvin Young

Catering I Restaurants I Inns

A Touch of Mesquite, Noel Reed
Black Tie, Julio Camberos, Jr.
Catering by Travis, Cliff Travis
Cottage Bakery
Old Arch Brewery
Pietros Trattoria, Annette Murdaca
School Street Bistro
Vino Con Brio/Amorosa Inn, Renae Matson
Vintage Deli and Catering
Wine and Roses Inn, Russ Munson
Wine Country Inn, Sunny Patel
Wine Valley Catering

Wineries

LangeTwins Winery, Randy and Brad Lange Michael David Winery, Mike and David Phillips Vino Farms, John Ledbetter Jessie's Grove Winery, Greg Bums Berghold Winery, Managing Dir., Joe Berghold Manna Ranch, Mike Manna

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Delta **College** Lodi Site Community Outreach

Local Banks
Farmers and Merchants Bank
Bank of Lodi
Service 1st Bank
Community Business Bank
Bank of Agriculture and Commerce

Others

Bennett Development, Dennis Bennett Blue Shield, Bill Dauer, Owner of Buildings that Blue Shield Leases General Mills, Bob Wheeler, Plant Manager GREM. Jane Willette Hispanic Business Council, Mirna Ruiz, Hutchins Street Square Foundation, Dennis Bennett Kirsten Company, Dave Kirsten, Lodi Association of Realtors, Larry Underhill, President Lodi Boys and Girls Club. Richard Jones. President Lodi Conference and Visitors Bureau, Nancy Beckman Lodi House, Suzanne Mangum Lodi Memorial Hospital, Joe Harrington, CEO LOEL Center, Tracey Williams Meehleis Modular Buildings, Bill Meehleis RPM, Donnie Garibaldi, President San Joaquin Valley Land Co., Dale Gillespie YMCA

Individuals
Jay Bell, Science teacher
Michael Crete
Roger Khan, Realtor
Susie Douglas

Kennison Lane Landowners

A shirtsleeve meeting was held by Kennison Road residents at the home of Karen Munroe early in the planning process – at the time the East Highway 12 site was first being seriously considered. No formal record was made of attendees from the community, but there were some 30-40 residents represented. Attending for Delta College were Trustee Serna, Superintendent Rodriguez, VP Dunn, and Measure L Manager Bush.

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Delta College, Measure L Bond Program Inflationary Indices

Basis:

- The summary project list that would become the core of Measure L was compiled in 2002 (base year)
- The industry standard approach to calculating projected inflationary impact on construction projects is extrapolation of historical trend data
- The most appropriate data set to use in this exercise is California Construction Cost Index (CCCI), which is a composite index of materials and skilled labor for San Francisco and Los Angeles, factored onto the national Engineering Record News (ENR) index, a nationally recognized authority

Pre-Bond

To establish a trend for assumptions regarding anticipated inflationary impact on Measure L, a three year "look back" from the base year indexed the impact of inflation as follows:

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1999 minus 0.7%
2000 plus 3.1%
2001 minus 0.1%
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This demonstrated a three year average of plus 0.77% per annum from 1999-2001. A benchmark of double this historical rate, or 1.5% per m u m was a reasonable assumption in November. 2003. Most community college districts passing bonds during this period indexed their cost projections at 1-3%.

Post-Bond Election:

Since November 2003, when Measure L was adopted by the voters, the actual impact **of** inflation has been as follows:

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2004 plus 9.1%
2005 plus 6.3%
2006 plus 5.6%
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Actual inflation on a three year average has been **plus 7%** per annum from 2004-2006.

The impact of this inflation is compounded. At 7% inflation per annum, in 10 years, a dollar will purchase only ½ of what it would purchase in the base year.

Additionally, the actual impact of inflation on projects varies considerably according to the type of project and the time of construction, for example:

- Although the duration **of** Measure L has been compressed in an effort to minimize the impact of inflation, projects cannot all be scheduled to take place concurrently.
- *Technology intensive projects are subject to much more market volatility due to demand for specialized material and skilled labor
- Renovation projects and new construction have a differing **mix** of materials and skilled labor, thus changing the equation



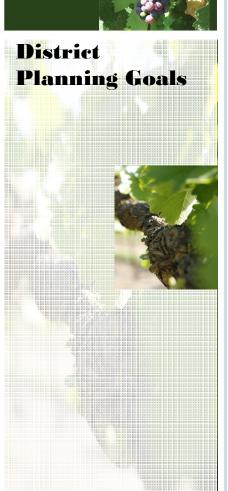
San Joaquin Delta College Lodi Master Plan

"It's about Education"

June 06, 2007







- Campus programs need to be located closer to community functions that support the educational significance of the function
- A Campus should help to promote related Economic Development opportunities that are emerging in the area
- Each campus should become a destination for the surrounding industries
- Each campus should seek out partnerships and collaborative ventures with other public and private agencies for shared use of facilities



Campus Programs

- Culinary Arts
- Hospitality
- Viticulture / Enology

- Environmental Science
- Post Academy
- Middle College

General Education Course Offerings

- Administration of Justice
- Agriculture
- Anthropology
- Business Administration
- Communication Studies
- Economics
- English
- FHCS (Child Development, Nutrition, Life Management)
- Fitness Education
- Guidance

- History
- Languages
- Math
- Nursing Prerequisite
- Plant Science
- Political Science
- Psychology
- Science (Biology / Chemistry)
- Small Business
- •Teacher Education





Evolution of the Plan





Initial Concept

Core Campus 45 acres

Commercial

17 acres Visitor & Community Serving Retail Hospitality

Residential

75 acres campus linked residential

Bottom Land

85 acres Vineyard Athletic Fields Public Safety Academy

Revised Concept

Core Campus 40 acres

Commercial

8 acres Neighborhood Retail

Residential

60 acres larger lot products

Bottom Land

85 acres Parking Vineyard Athletic Fields

Revised Concept Based on Available Land

Core Campus 45 acres

Commercial

17 acres Visitor & Community Serving Retail Hospitality

Residential

20 acres campus linked residential

Bottom Land

85 acres Vineyard Athletic Fields Public Safety Academy

Revised Concept from May 8 Workshop

Core Campus

40 acres

Commercial

6 acres Neighborhood and Campus Retail

Residential

70 acres variety of products on lots friendly to single story (active senior) homes

Bottom Land

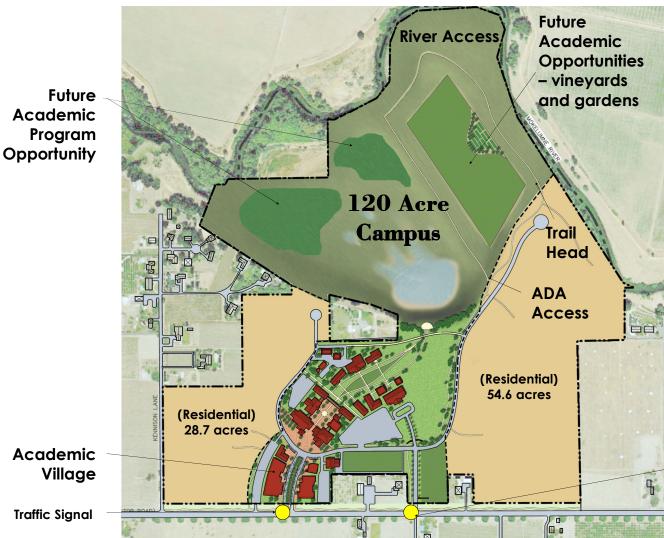
80 acres Habitat Open Space Public Access to River Storm retention facility Vineyard? Fields?

EVOC moved to off-site facility PSA classroom curriculum in core campus

Environmental curriculum





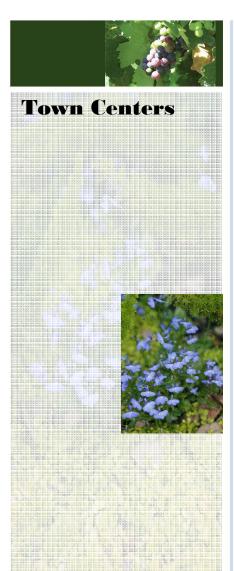




Phase 1- Stop Sign

Phase II -Second

Signal









Entries and Gateways



Pathways

Main Campus Roadway Edges













San Joaquin Delta Community College

Lodi Master Plan



Building Types



















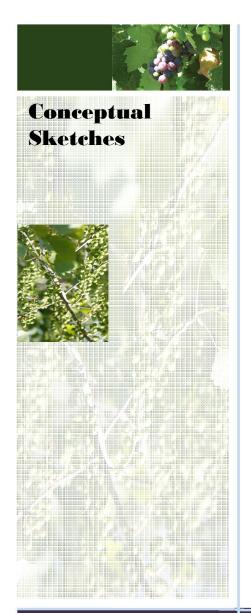






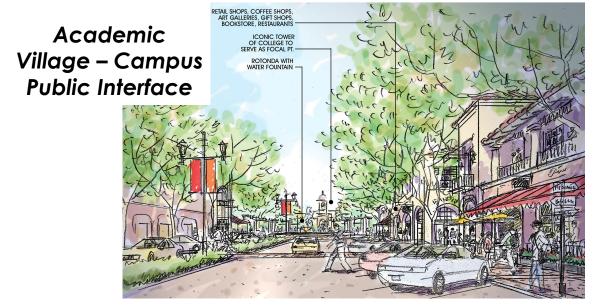
San Joaquin Delta Community College

Lodi Master Plan



Campus Identification along Highway 12













Academic Core







Campus Central Green



Campus Lawn and Research Vineyard





Pathways and Edges



Multi-use Pathways



Development Greenbelt





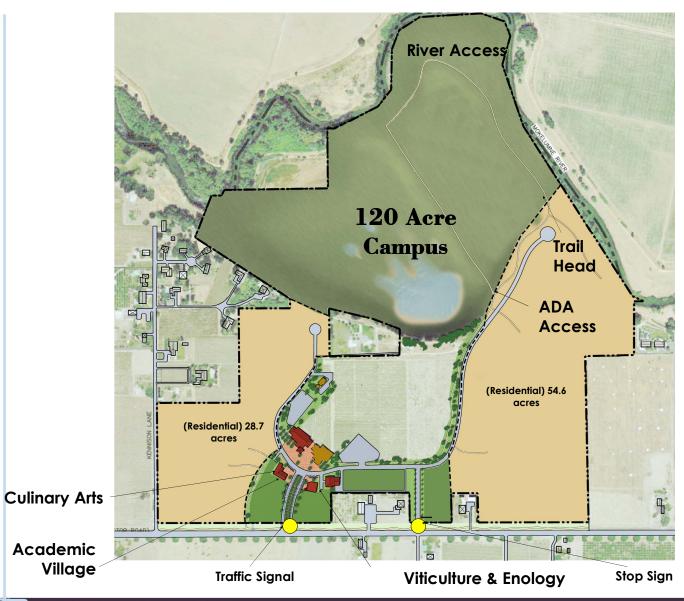
Observation Deck



Activity Venue

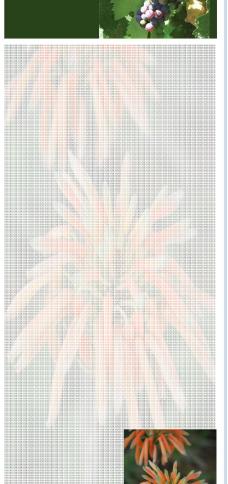












San Joaquin Delta College



